

September 10 / Item # 4



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: 860.561.7555 FAX: 860.561.7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

RECEIVED

AUG 18 2017

PLANNING & ZONING DIVISION  
Town of West Hartford, CT

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES  
ACTIVITY: (check one of the following)

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

File #: 1065

Date Received: 8.18.17

Street Address of Proposed Activity: 175 North Main Street

Zone: \_\_\_\_\_ Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_

Application Fee: \$170 Surcharge Fee: \$60 Affidavit Fee: \_\_\_\_\_

Applicant's Interest in Property: owner. FIP construction/permit.

Brief Description of Proposed Activity: desire to erect 2 car garage  
replace deck + rear appendage

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

William Hardy-FIP

Record Owner's Name

175 NORTH MAIN ST

Street

WEST HARTFORD CT

City State Zip  
2036418845 06117

Telephone #

Contact Person:

William Hardy

Name

1536 NEWBURN AVE

Street

FARMINGTON CT 06032

City State Zip

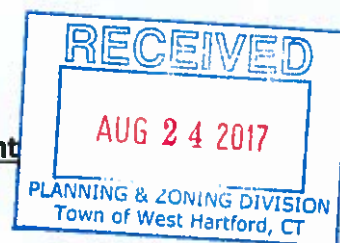
2036418845

Telephone #

Email Address

hardy@fipconstruction.com

**175 North Main Street Garage Expansion/Wood Deck Replacement**

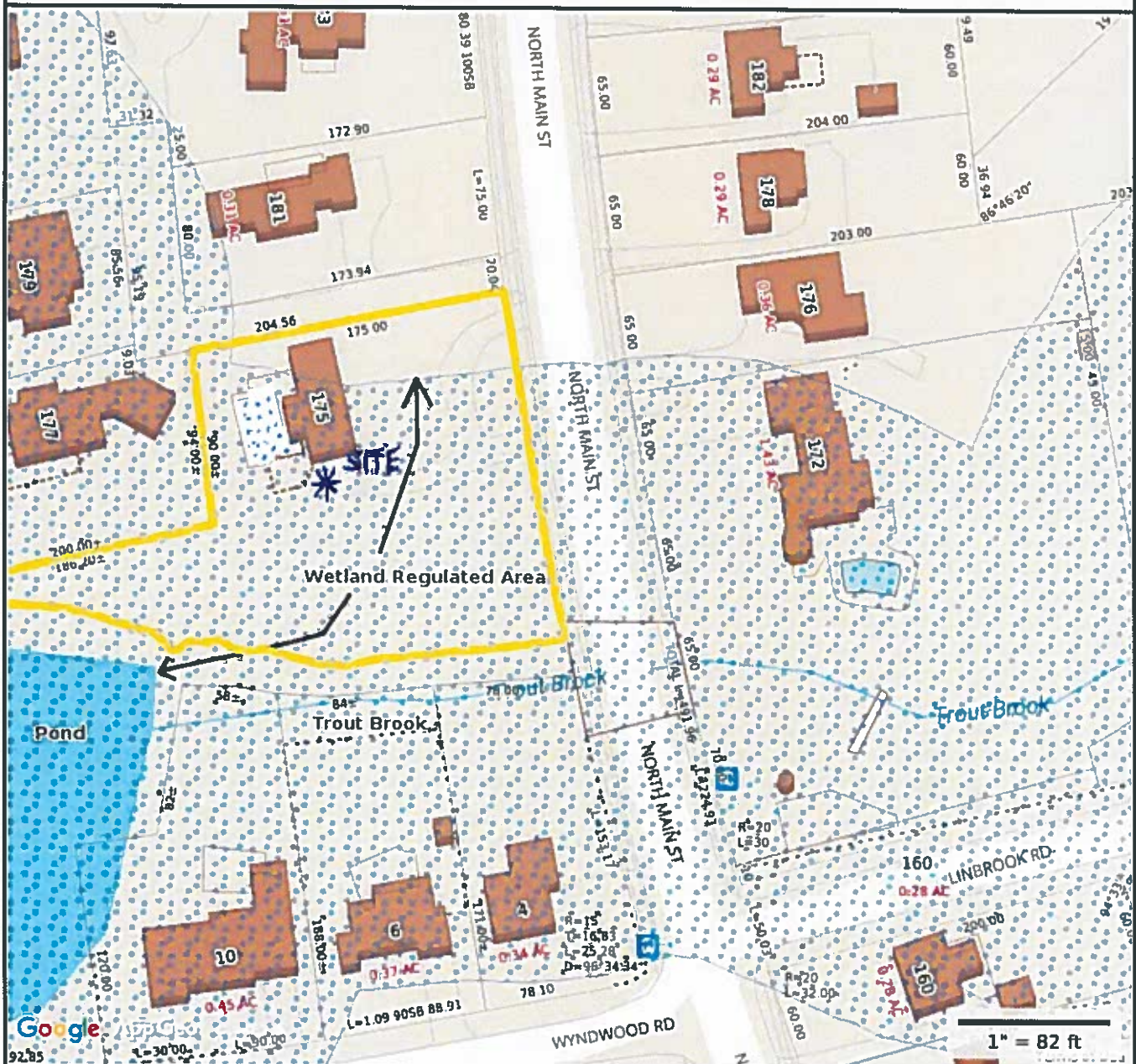


- ❖ The following is a submission for a requested approval for this commission to allow a 2 bay garage expansion and replacement of a defective addition and existing deck. The garage itself is presiding over the existing paved driveway. This applicant is for a new 2 bay garage at 672 s.f. foot print, a deck to replace the existing deck with a 648 s.f. new on. Replacement of the existing addition to the rear of the property will be 315 s.f. The existing 20x20 deck - 400s.f. deck will be replaced with the above noted 648 s.f. deck and the existing 220 s.f. rear appendage will be replaced with a 315 footprint.
- ❖ This garage should have no adverse effect on the current property on how it functions. Minimal grading changes anticipated. The existing deck will be replaced since it was decaying and not constructed properly.
- ❖ The existing appendage off the back of the house is also being replaced since it was installed improperly and was not built on frost protected systems.
- ❖ The replaced deck will be made of wood and will not have disturbed soils other than 8 concrete pier supports. The wood deck will allow water go through the decking itself. It will not be made of concrete or pavers, but with wood and gap spacing as the existing one was.
- ❖ No trees are to be removed with this application.
- ❖ The existing drive will be narrowed at two areas, the turn around and the east side to compensate for the new square footage of the drive in front of the first drive bay. See illustration. This is intended to reduce or eliminate new impervious surface at the bituminous drive.
- ❖ The attached plan shows how the work will carefully protect existing wetland areas with proper erosion and sedimentation controls in place prior to the start of the work. The small amount of spoil will be hauled off site and disposed of properly and any small piles during construction will be properly protected by silt fence during construction.
- ❖ During all construction operations the work will be done with great care to ensure there is no runoff issues into the brook.
- ❖ Attached is a comprehensive plan of the site and the measure that will be taken we were hopeful that this garage expansion would be approved by the commission without a need for a public hearing. The 150' is delineated, flood plains and town mapping is outlined. There are also photos of the existing conditions.

- ❖ This design will enhance the property but also the neighborhood and surrounding areas. The application intentionally is not requesting that the impervious surfaces change location as the existing driveway is the limitations of the new construction. This was carefully deliberated and we not design beyond these already constructed areas.
  - ❖ For any collected roof leaders off the house a small retention swale with natural wetland grasses can be added if the commission feels this would be required for approval. There already is a buffer of grasses and natural growth to the brook currently which will remain. The amount of generated storm water should be any different than the current pervious and impervious conditions.
  - ❖ We respectfully ask this commission for approval for this application.
-



## 175 No. Main Street - Wetland Reg. Area



## Property Information

Property ID 3836 1 175 0001  
 Location 175 NORTH MAIN STREET  
 Owner FIP REALTY CORPORATION



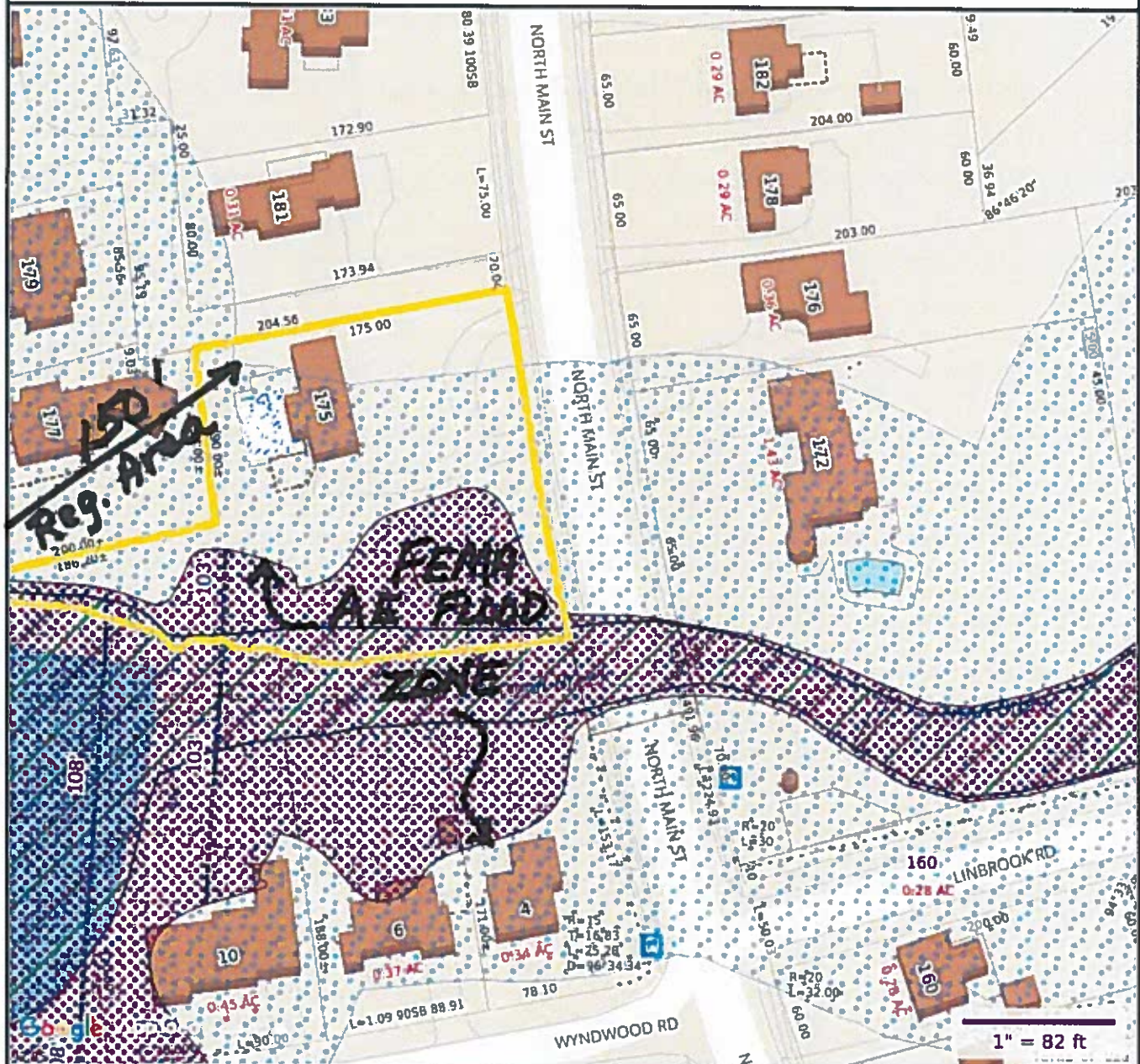
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2016  
 Properties updated Daily



## Wetland Regulated Area and FEMA AE flood zone



## Property Information

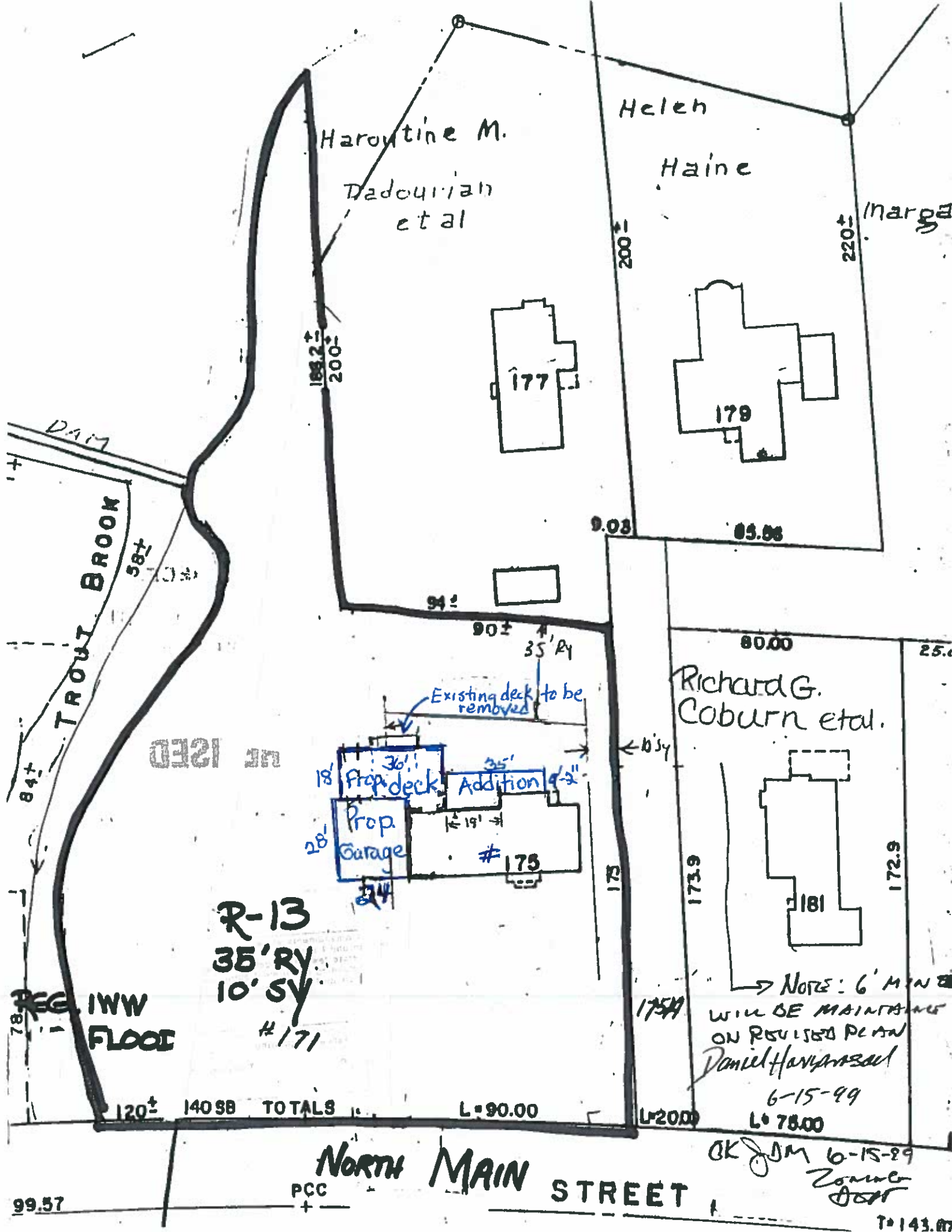
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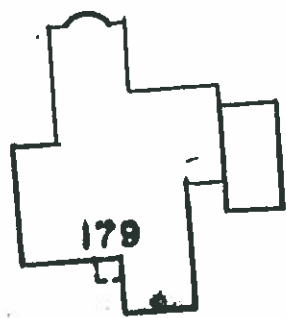
Parcels updated 5/1/2016  
 Properties updated Daily



Haroutine M.  
Dadourian  
et al

Heleh  
Haine

Inarga



189.2±  
200±

200±

220±

9.03

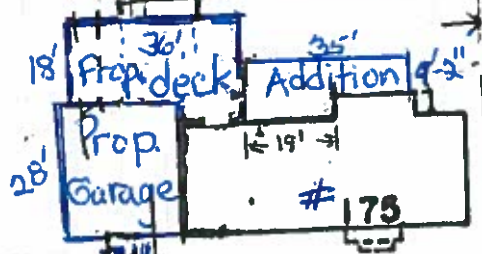
85.88

94±

90±

35' Ry

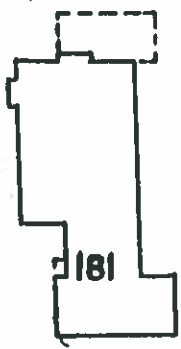
Existing deck to be removed



Richard G.  
Coburn et al.

80.00

25.4



173.9

172.9

NOTE: 6' MIN W  
WILL BE MAINTAINING  
ON REVISED PLAN  
Daniel HANANAS  
6-15-99

R-13  
35' Ry  
10' Sy  
#171

REG. INW  
FLOOR

120± 140.98 TOTALS

L=90.00

L=200

L=78.00

NORTH MAIN STREET

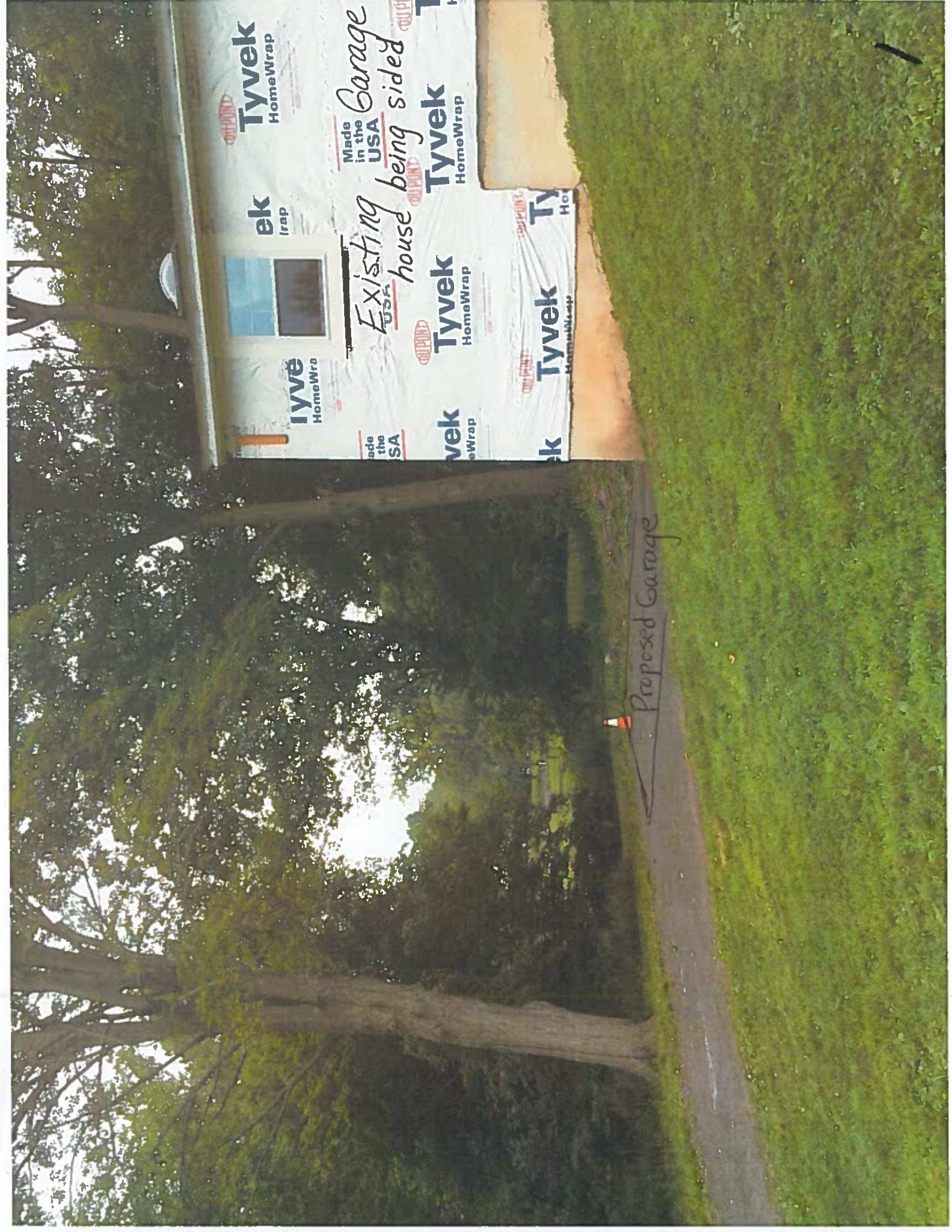
OK DM 6-15-99  
Zoning  
Dept

99.57

PCC

T=143.87





Tyvek  
HomeWrap

ek  
rap



lyve  
HomeWra

Existing house being sided

Made in the USA

Tyvek  
HomeWrap

Tyvek  
HomeWrap

vek  
eWrap

Tyvek  
HomeWrap

Tyvek  
Home

Proposed Garage







Existing Garage  
House being sided

Proposed Garage



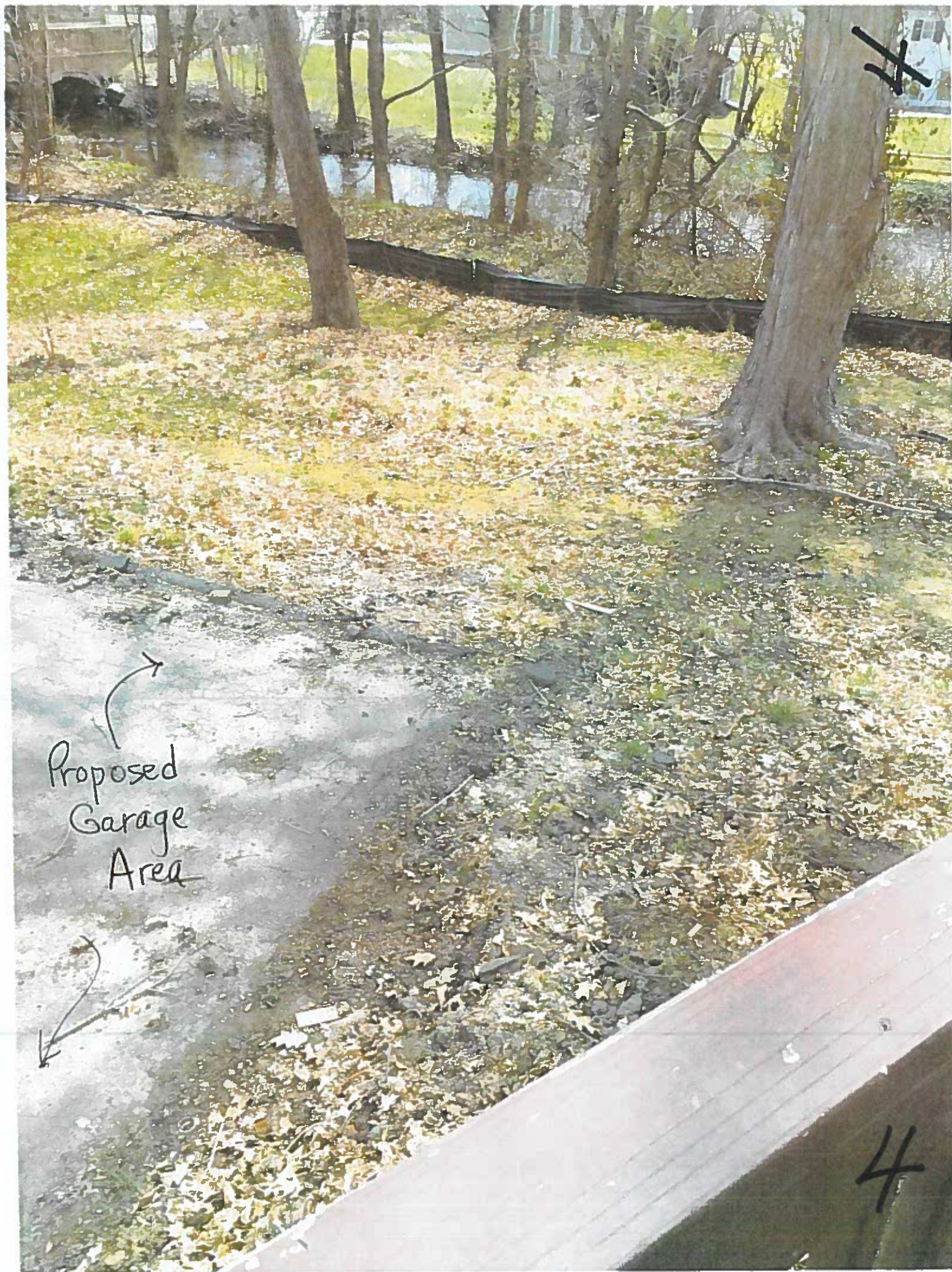


Proposed  
Garage  
Area

M

3

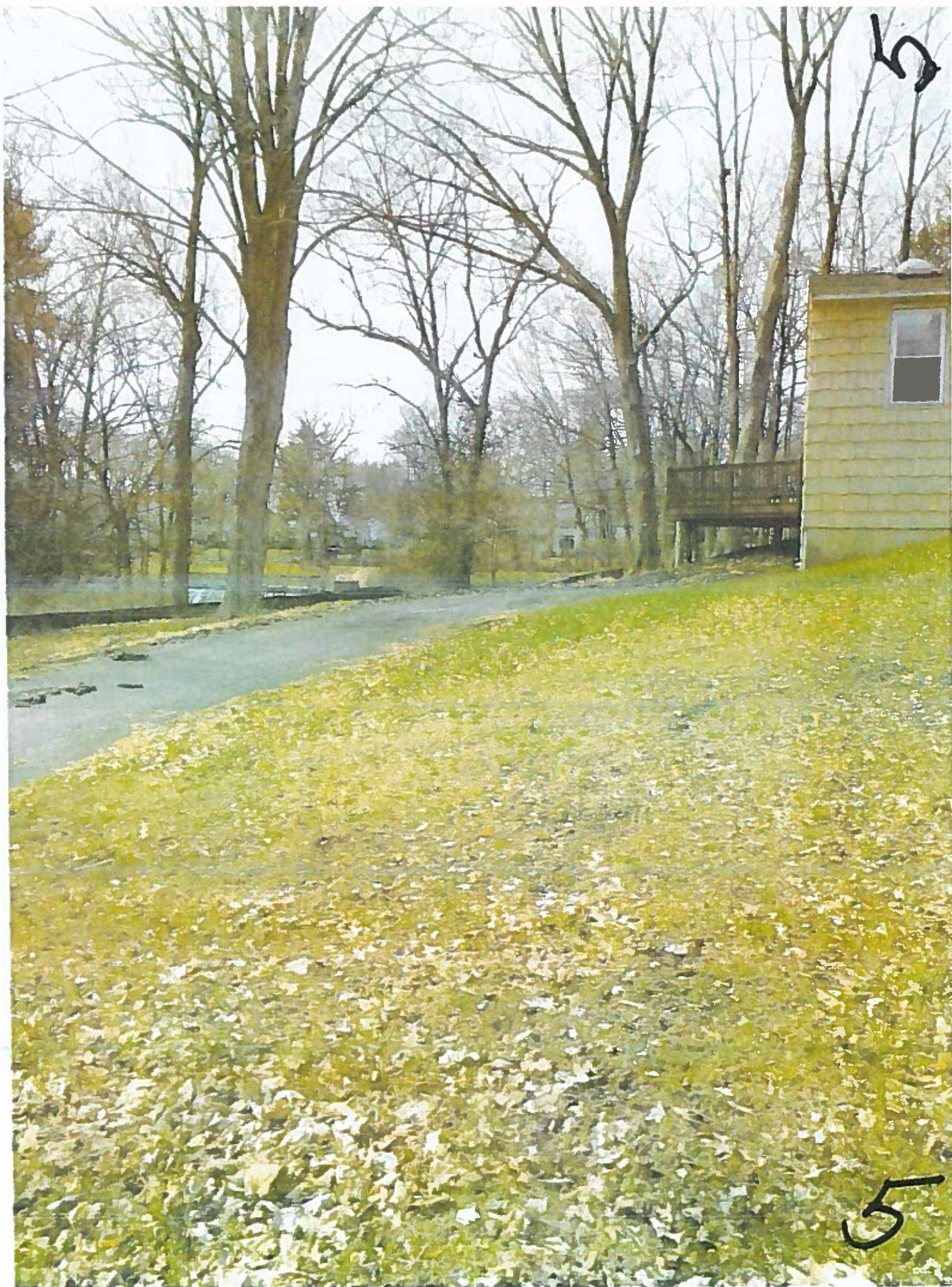




Proposed  
Garage  
Area

4





5

5



**Town of West Hartford  
Conservation and Environment Commission  
Meeting Minutes  
August 28, 2017, 7:00 PM  
Town Hall, Room 314**

The Commission was called to order at 7:09 P.M.

**Roll Call:** Scott Sebastian, Ryan Langan, Matt Macunas, Jessica Schaeffer-Helmecki, Emilee Mooney Scott, Stefanie Wnuck, and Emily Graner-Sexton were in attendance.

**Old Business:** Ryan Langan offered a motion to approve the minutes from the February 2017 meeting and the unofficial minutes from the March 2017 meeting. Seconded by Jessica Schaeffer-Helmecki.

**Communications and News:** The CEC held elections for officer positions after receiving nominations over the course of previous meetings, and with no new nominations offered. CEC members present unanimously selected Matt Macunas as Chair and Ryan Langan as Vice-Chair, effective immediately.

**New Business:**

1. **175 North Main Street** - Application (IWW #1065) of William Hardy, President, FIP Construction, Inc., Record Owner/Applicant, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct a 2-car garage and an addition totaling approximately 766 square feet. The proposed garage will be located on a portion of current driveway. Minor modifications to the existing driveway will be made to accommodate the entrance into the new garage. A 672 sq.ft. deck replacing an existing 360 sq.ft. deck is also proposed. (Submitted for IWWA receipt on September 6, 2017. Presented for determination of significance.)

The applicant did not appear for the CEC meeting.

All proposed activity in this project would occur within regulated area. At least half of the property appears to be within the FEMA flood zone. The garage is estimated to be roughly 150 feet from the edge of the water. The CEC noted the applicant's written openness to establish an additional drainage swale from the roof if requested. All protections are in place to ensure debris does not flow into watercourse from construction.

The CEC has the following outstanding questions:

- There was no topography map to show gradation of land parcel. CEC members arrived at an indicative slope estimate using submitted photos that also portray silt fencing.



- The CEC would have asked the applicant to elaborate on the project remediation plan and precautions they intend to take.
- It is unknown if a separate staging area will be established for storage of excess dirt or project waste.

The Commission gives no recommendation on this application. The Planning & Zoning Commission may wish to address the aforementioned questions.

**Adjournment** motioned by Stefanie Wnuck, seconded by Ryan Langan.